LEGAL DESCRIPTION:

LOT 12, ROSE ARMSTRONG'S SUBURBAN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 18, IN SNOHOMISH COUNTY, WASHINGTON.

DECLARATION OF SHORT SUBDIVISION AND COVENANTS

- KNOW ALL PERSONS BY THESE PRESENTS: THAT WE THE UNDERSIGNED,
DO HEREBY DECLARE THE HEREIN DESCRIBED SHORT PLAT APPROVED BY THE CITY
SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

(I) THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, SURVEYS, AND ENCUMBRANCES OF RECORD.

(II) SUBJECT TO DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
BENEFICIARY: THE BLEAKNEY FAMILY REVISED LIVING TRUST, DATED JUNE 12, 2000;
THOMAS MELVIN BLEAKNEY, SURVIVING TRUSTEE. A.F.NO. 200306060953.

(III) PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT TO THE ARLINGTON SCHOOL DISTRICT OF THE CITY OF ARLINGTON SCHOOL IMPACT FEE AND THE DEVELOPER SHALL SUBMIT TO THE CITY OF ARLINGTON PROOF OF PAYMENT OF THE SCHOOL IMPACT FEES OR AN EQUITABLE EQUIVALENT AS AGREED TO BY THE DEVELOPER AND THE ARLINGTON SCHOOL DISTRICT.

(IV) PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT OF THE CITY OF ARLINGTON COMMUNITY PARK IMPACT-FEE.

(V) PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL SUBMIT PAYMENT OF THE CITY OF ARLINGTON NEIGHBORHOOD/MINI PARK IN LIEU FEE.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT SHORT PLAT AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE ON ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE-LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

OWNER WAIVER OF CLAIMS

I RONALD HANSEN, PRESIDENT OF HANSEN & HANSEN CONSTRUCTION, INC. HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ARLINGTON, WHICH MAY ARISE FROM CONSTRUCTION, - _ _ DRAINAGE, AND MAINTENANCE OF IMPROVEMENTS REQUIRED AS PART OF THIS SHORT PLAT. -

OWNER CERTIFICATE

I RONALD HANSEN, PRESIDENT OF HANSEN & HANSEN, INC. HEREBY CERTIFY THAT SAID CORPORATION IS THE OWNER OF THE HEREIN DESCRIBED LAND, AND THAT THE SHORT PLAT IS SUBMITTED WITH ITS' CONSENT, AND THAT IT HAS NO OBJECTION THERETO.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HANSEN AND HANSEN CONSTRUCTION, INC. THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED AND THE BLEAKNEY FAMILY REVISED LIVING TRUST, THE BENEFICIARY OF DEED OF TRUST A.F.NO. 200306060953, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS SHORT PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE SHORT PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE ARLINGTON CITY ENGINEER FOR SAID ALTERATION, WORKS FOR SAID ALTERATION.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 104 DAY

BY: RONALD HANSEN, PRESIDENT
FOR: HANSEN & HANSEN CONSTRUCTION, INC., A WASHINGTON CORPORATION

BY: THOMAS MELVIN BLEAKNEY, BLEAKNEY SURVIVING TRUSTEE FOR: THE BLEAKNEY FAMILY REVISED LIVING TRUST

HANSEN & HANSEN CONSTRUCTION SHORT PLAT

IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 11,
TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON.
FILE NO. Z - 04 - 030 - FSP

ACKNOWLEDGMENTS

STATE OF WASHINGTONSS COUNTY OF SNOHOMISH

M. a. Rell

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT A WOOD MY APPOINTMENT EXPIRES: 2-1-07

STATE OF WASHINGTON'SS COUNTY OF SNOHOMISH

ON THIS 10 DAY OF 2004, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN,
PERSONALLY APPEARED THOMAS MELVIN BLEAKNEY TO ME KNOWN TO BE THE SURVIVING TRUSTEE OF THE BLEAKNEY
FAMILY REVISED LIVING TRUST THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST, FOR USES
AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THOMAS BLEAKNEY IS AUTHORIZED TO
EXECUTE THE INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID TRUST.

M. G. Hell

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT $N_{\text{APPOINTMENT}}$ EXPIRES: 2 - 1 - 0

-- CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS OF DAY OF JUNE, 2004, AS TO ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THE SURVEY.

ARLINGTON CITY ENGINEER

PLANNING MANAGER APPROVAL

LANNING MANAGER, CITY- OF ARLINGTON

AUDITOR'S FILE NO. 2004061-55001

FOR INDEXING: NE1/4 OF THE SW1/4, SECTION 11, TWP. 31 N., RGE. 5 E., W.M.

Short Plat for: HANSEN & HANSEN CONSTRUCTION

City of Arlington, Snohomish County, Washington.

Huey Surveying & Land Consulting, Inc. 23407 135th Avenue Northeast Arlington, Washington 98223
Telephone: (360) 435-4566; Fax: (360)435-5599

SURVEYOR'S CERTIFICATE

EXPIRES: JULY 18, 2006

I, ROBERT B. HUEY, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND IS A TRUE AND CORRECT REPRESENTATION OF THE LAND HEREIN SURVEYED AND SHORT PLATTED; AND THAT THE HEREIN LEGAL DESCRIPTION IS FULL AND CORRECT OF THE LAND TO BE DIVIDED; AND THAT MONUMENTATION AS REQUIRED BY THE CITY OF ARLINGTON ENGINEER HAS BEEN SET

ROBERT B. HUEY, P.L.S. NO. 16655

May 18, 2004

AUDITOR'S CERTIFICATE:

Filed for record at the request of Hansen & Hansen Const.this 15th day of 10016

o'clock A.M.; and recorded in Volume _____ of _____ Short Plats, on page(s) _______ records of ____ Snohomish County, Washington.

Bob Terwilliger

Auditor, Snohomish County

BY: <u>Owner</u>

Deputy Auditor

heet: 1 of 3 sheets.

ob Number: 127



